



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice January 8, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, January 8, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, January 5, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, January 8, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Organizational Meeting

7:30 pm Per the Rules and Regulations of the Redevelopment Board, the first Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson.

2. 882-892 Massachusetts Avenue

7:45 pm The Board will discuss the changes they require from the developer in order to meet the conditions of the original special permit granted by the Board. Representatives of the architect and/or the developer are expected to attend.

3. Citizen Warrant Articles

8:15 pm The Board will hear and discuss potential citizen petition warrant articles proposed by Town residents.

4. Redevelopment Board Warrant Articles

8:45 pm The Board will review the warrant articles they wish to present to Annual Town Meeting.

5. Warrant Article Hearings

9:30 pm The Board will discuss their timeline for hearings on Warrant Articles to be presented to Annual Town Meeting.

6. Arlington Heights Business District

9:45 pm The Board will discuss the timeline for the zoning overlay plan for the Arlington Heights Business District.

7. Open Forum

10:00 pm Open Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

8. New Business

10:15 pm

9. Adjourn

10:30 pm (Estimated)



Town of Arlington, Massachusetts

882-892 Massachusetts Avenue

Summary:

7:45 pm The Board will discuss the changes they require from the developer in order to meet the conditions of the original special permit granted by the Board. Representatives of the architect and/or the developer are expected to attend.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	882_892_Mass_Ave_Application_Materials_and_Plans_2020.pdf	882-892 Mass Ave Application Materials and Plans 2020
▢ Reference Material	882_892_Mass_Ave_Decision_and_Signature_Page_2020.pdf	882-892 Mass Ave Decision and Signature Page 2020
▢ Reference Material	882_892_Mass_Ave_facade_12182023.pdf	882-892 Mass Ave facade 12-18-2023
▢ Reference Material	882_892_Mass_Ave_letter_to_developer_12192023.pdf	882-892 Mass Ave letter to developer 12-19-2023
▢ Reference Material	882_892_Mass_Ave_memo_and_plans_vents_01242024.pdf	882-892 Mass Ave memo and plans - vents 01-04-2024
▢ Reference Material	882_892_Mass_Ave_Affordable_Housing_Summary_01042024.pdf	882-892 Mass Ave Affordable Housing Summary 01-04-2024



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 882-892 Massachusetts Ave
Name of Record Owner(s) 882-892 Massachusetts Ave, LLC Phone 781-654-6306
Address of Owner 452 Massachusetts Ave, Ste 203, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Same as above
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Map 126, Block 1, Lots 6 and 7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 1523, Page 101;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Retail, Service, Restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Mixed-Use
21 Apartment Units, 1,750 SF Retail
7. Permit applied for in accordance with _____ 3.4 _____ Environmental Design Review
the following Zoning Bylaw section(s) 5.5.2 _____ Dimensional and Density Regulations
SP _____ (Mixed-Use <=20,000SF)
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.
See Attached

(In the statement below, strike out the words that do not apply)

The applicant states that 882-892 Massachusetts Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 882-892 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- N/A Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- X Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- N/A Application and plans for sign permits
- X Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 882-892 Massachusetts Ave

Zoning District B2

Owner: 882-892 Massachusetts Ave, LLC

Address: 452 Massachusetts Ave, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:

Retail, Service, Restaurant

Uses and their gross square feet:

1-Story 5,016 SF

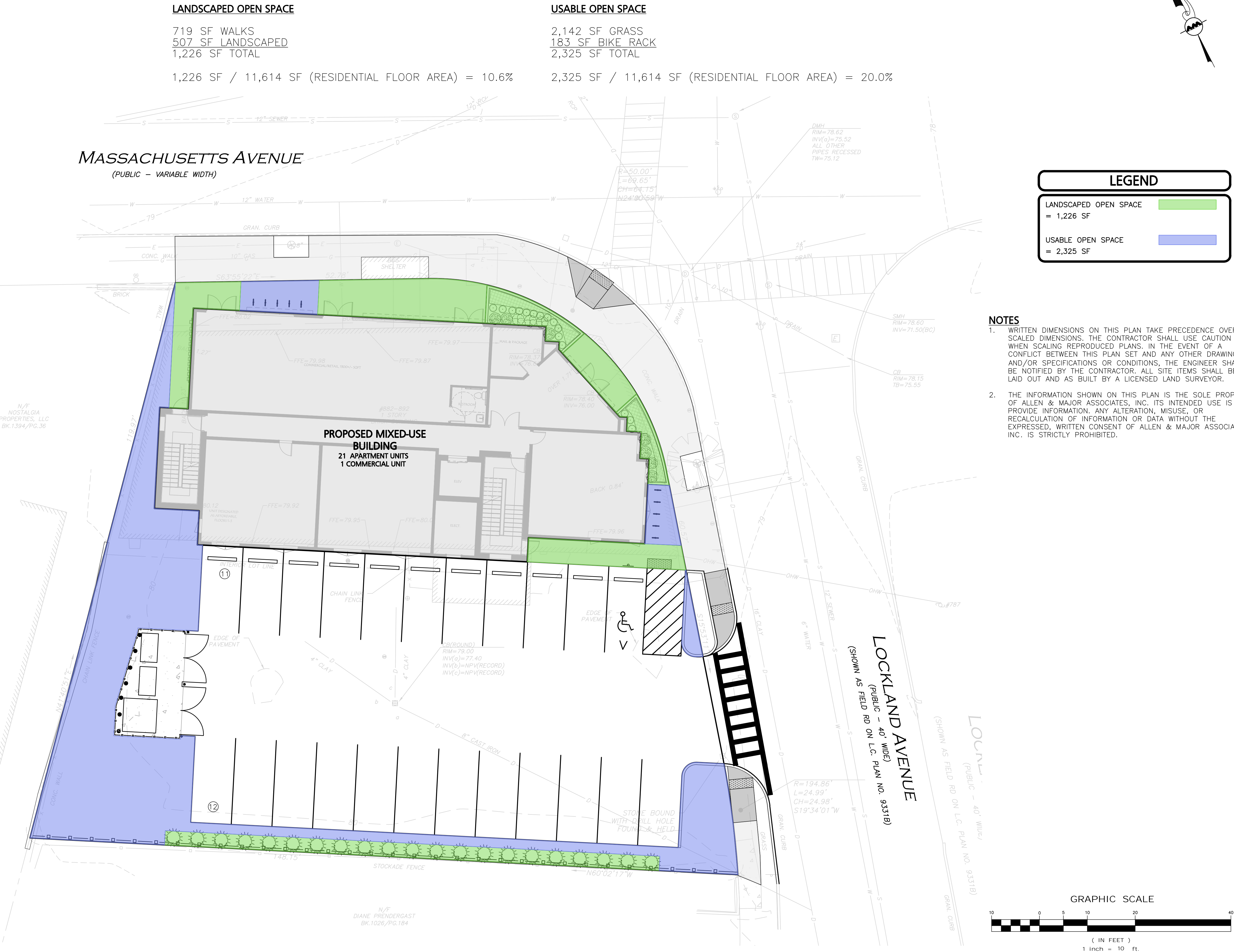
Proposed Use/Occupancy: No. of Dwelling Units:

Mixed-Use, 21 Apartment Units & 1,750 SF Retail

Uses and their gross square feet:

4-Story Mixed-Use

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	14,381 SF	14,381 SF	min. ----
Frontage	208 FT	208 FT	min. ----
Floor Area Ratio	0.35	1.23	max. 1.5
Lot Coverage (%), where applicable	34.9%	30.8%	max. ----
Lot Area per Dwelling Unit (square feet)	N/A	685 SF	min. ----
Front Yard Depth (feet)	0 FT	2.7 FT	min. ----
Side Yard Width (feet) right side	--	--	min. ----
left side	1.3 FT	3.4 FT	min. ----
Rear Yard Depth (feet)	53.6 FT	63.0 FT	min. 20.3 FT
Height	----	-----	min. -----
Stories	1-STORY	4-STORY	stories 4-STORY
Feet	13.5 FT	47'-4" FT	feet 50 FT
Open Space (% of G.F.A.)	-----	-----	min. -----
Landscaped (square feet)	760 SF	1,226 SF(10.6%)	(s.f.) 1,161 SF (10%)
Usable (square feet)	0 SF	2,325 SF(20%)	(s.f.) 2,323 SF (20%)
Parking Spaces (No.)	UNKNOWN	23 SPACES	min. 25 SPACES
Parking Area Setbacks (feet), where applicable	0 FT	5 FT	min. 5 FT
Loading Spaces (No.)	N/A	N/A	min. N/A
Type of Construction	NEW CONSTRUCTION		
Distance to Nearest Building	12.1 FT	18.3 FT	min.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB

APPLICANT/OWNER:
882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C2729-01
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

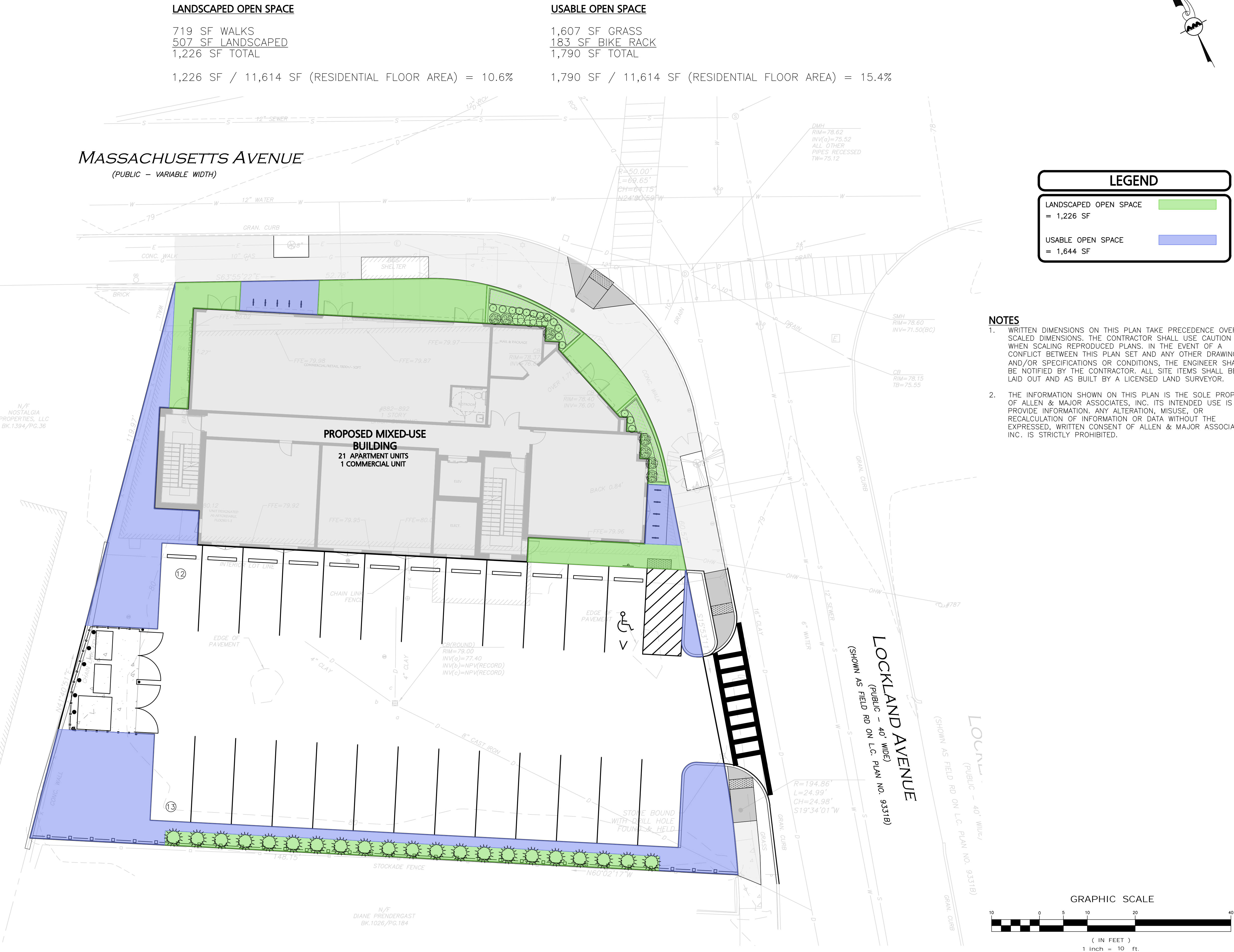
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
OPEN SPACE FIGURE	EX-1



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
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APPLICANT/OWNER:
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452 MASSACHUSETTS AVE, STE 1
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PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C272901
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

PREPARED BY:

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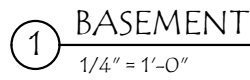
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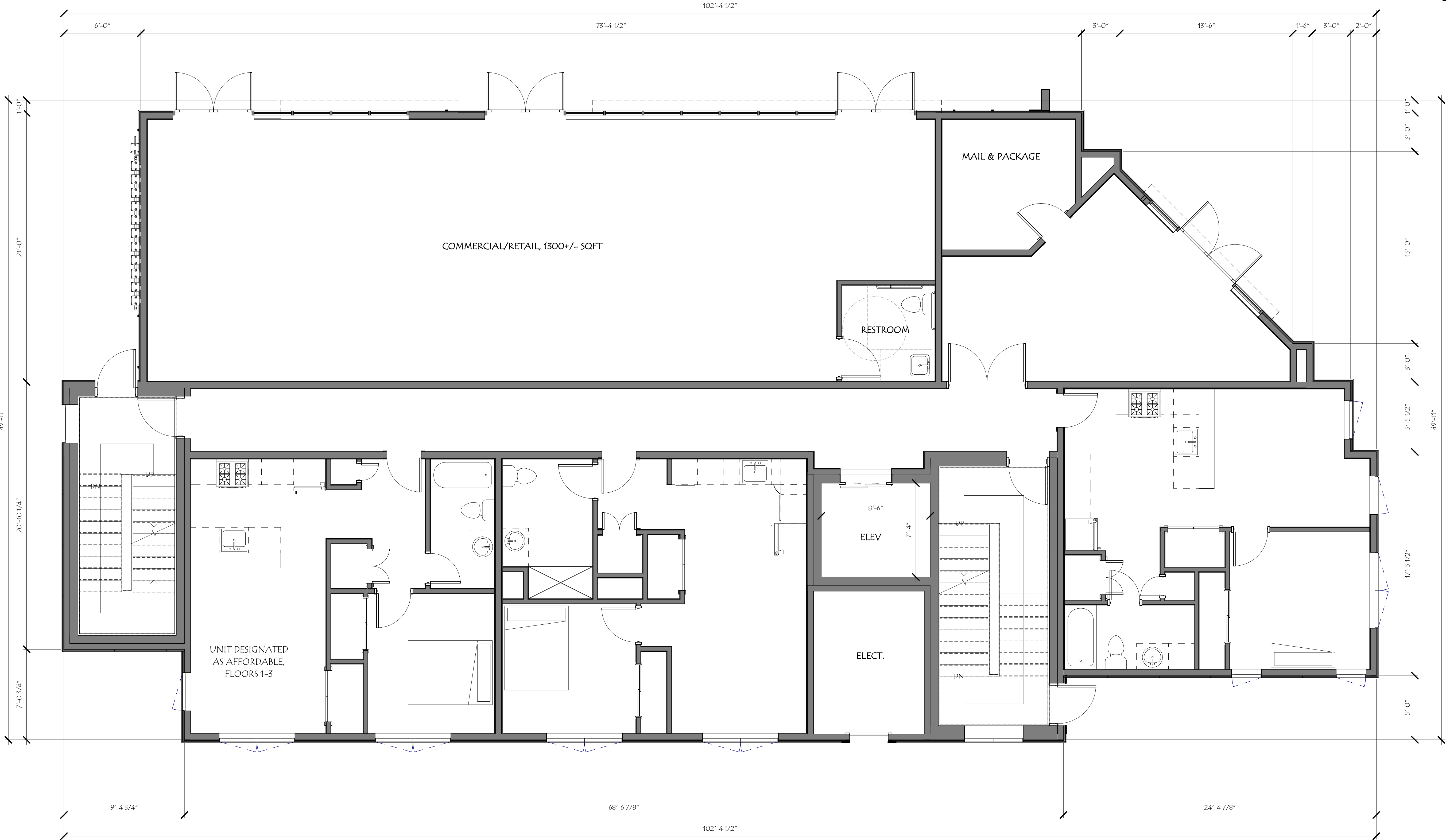
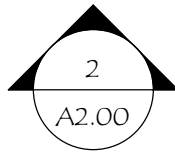
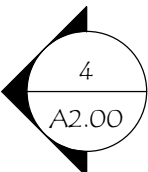
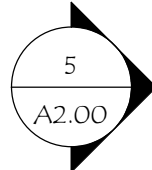
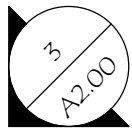
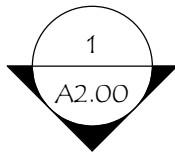
DRAWING TITLE:	SHEET No.
OPEN SPACE FIGURE	EX-2

882-892 MASS AVE
ARLINGTON, MA

* 2020 Market Square Architects 7/14/2020 9:16:58 PM



NOTE: SEE CIVIL FOR SITEWORK



1 1ST FLOOR
1/4" = 1'-0"

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



Revisions:	Date
#	Description

1/4" = 1'-0"	PPS/LS	ALW
Scale:	Drawn By:	Checked By:
Project No.:	2020004	07/20/20
Date:	7/14/2020 9:46:59 PM	

Title:
OVERALL PLAN -
FIRST FLOOR

A1.02



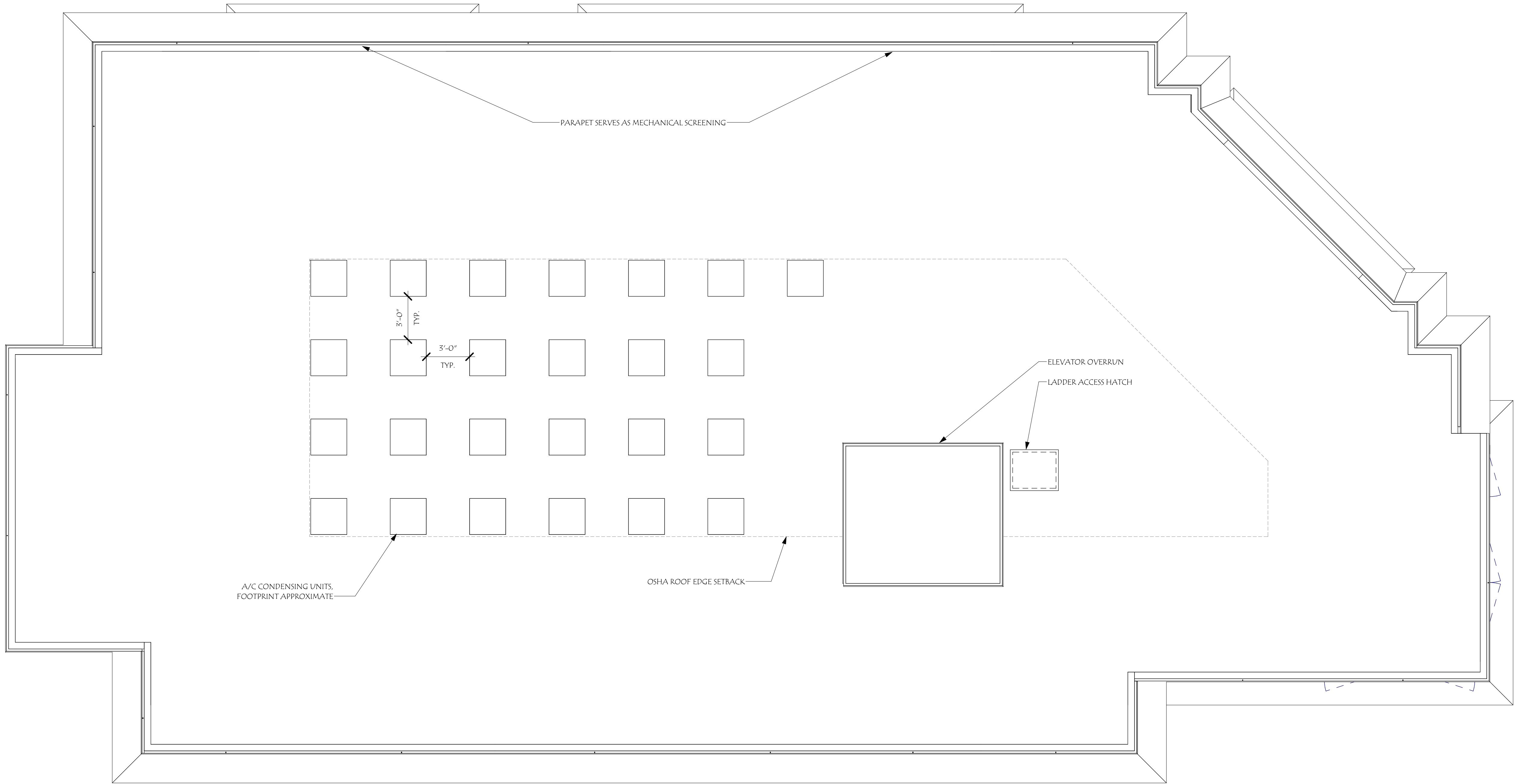
ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA



NOT FOR
CONSTRUCTION

Title: OVERALL PLAN - UPPER FLOORS	A1.03	
	2020 Market Square Architects 7/14/2020 9:46:59 PM	
Scale:	1/4" = 1'-0"	Revisions:
Drawn By:	PPS/LS	#
Checked By:	ALW	Description
Project No.:	2020004	Date
Date:	07/20/20	



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



Title: OVERALL PLAN - ROOF	Scale:	1/4" = 1'-0"	Revisions:	
	Drawn By:	PPS/LS	# Description	
A1.04	Checked By:	ALW		Date
	Project No.:	2020004		
	Date:	07/20/20		

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:			
#	Description	Date	

Scale:	1/8" = 1'-0"
Drawn By:	PPS/LS
Checked By:	ALW
Project No.:	2020004
Date:	07/20/20

Title: BUILDING ELEVATIONS	A2.00
----------------------------------	-------



③ CORNER ELEVATION
1/8" = 1'-0"



⑤ WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

- MATERIAL NOTES:
- ♦ PAINTED FIBER CEMENT PANEL, TYP. ALL LOCATIONS.
 - ♦ CORNICE/TRIM TO BE FIBER CEMENT OR AZEK WITH METAL FLASHING PAINTED TO MATCH.



② RETAIL CORNER



① STREET INTERSECTION

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:		
#	Description	Date

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: BUILDING PERSPECTIVES	A2.01

NOTE: CONTEXT BUILDING HEIGHTS AND ELEVATIONS APPROXIMATED.



② LOCKELAND AVE ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"



NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

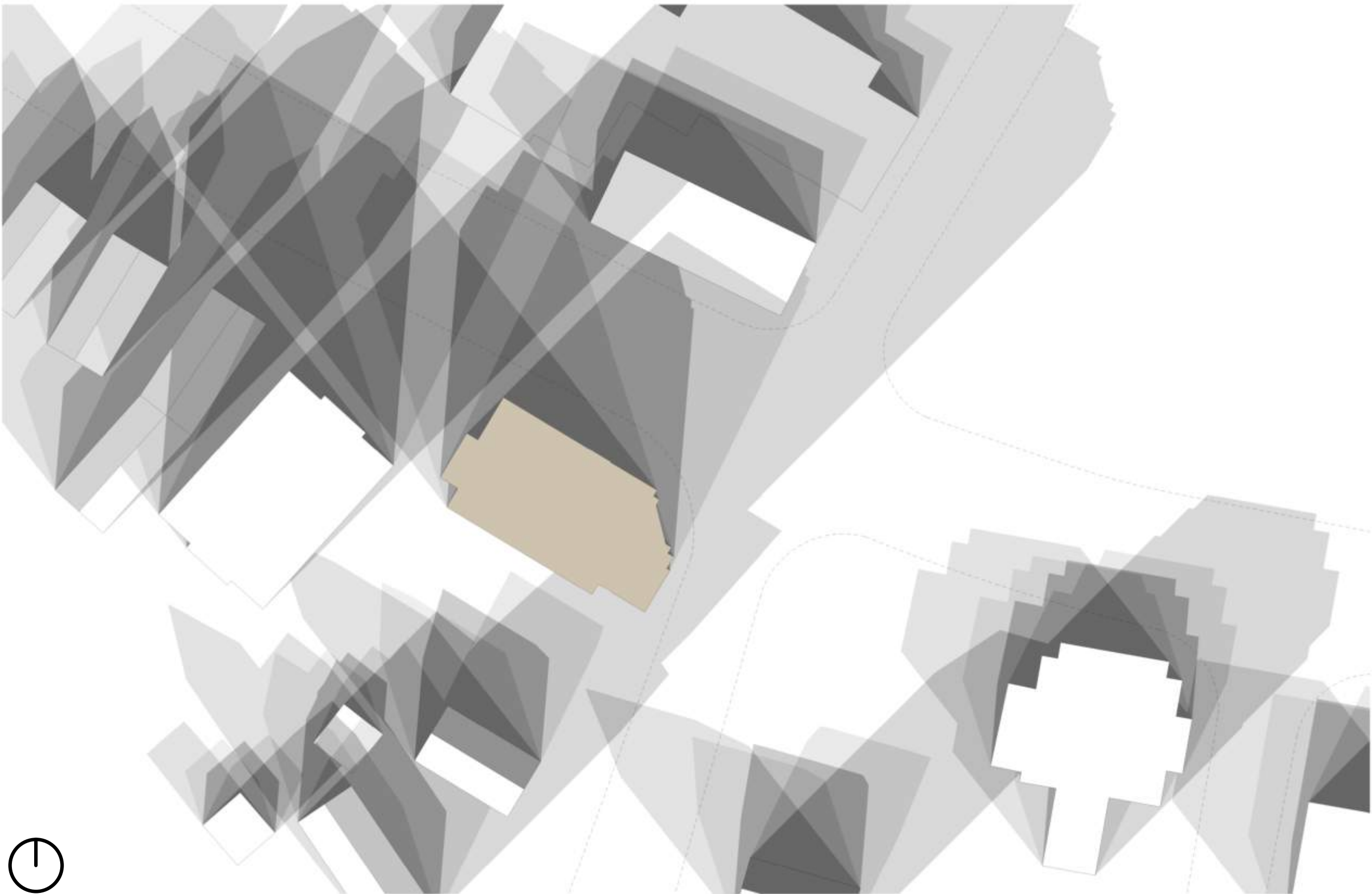
Revisions:		
#	Description	Date

1/16" = 1'-0"
PPS/LS
ALW
20200004
07/20/20

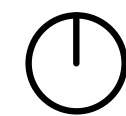
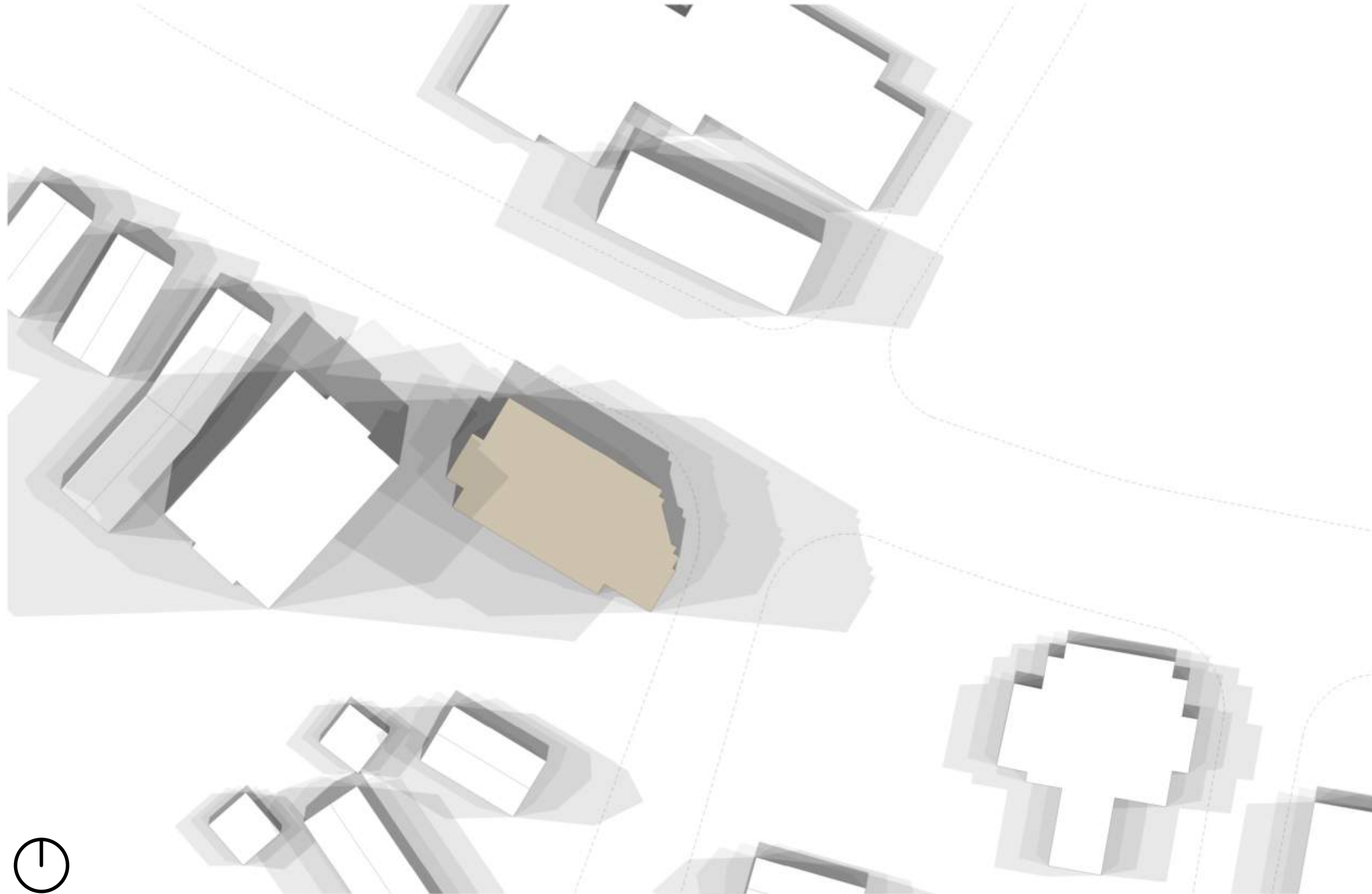
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Drawn By:
Checked By:
Project No.:
Date:

Title:
STREET ELEVATIONS

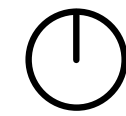
A2.02



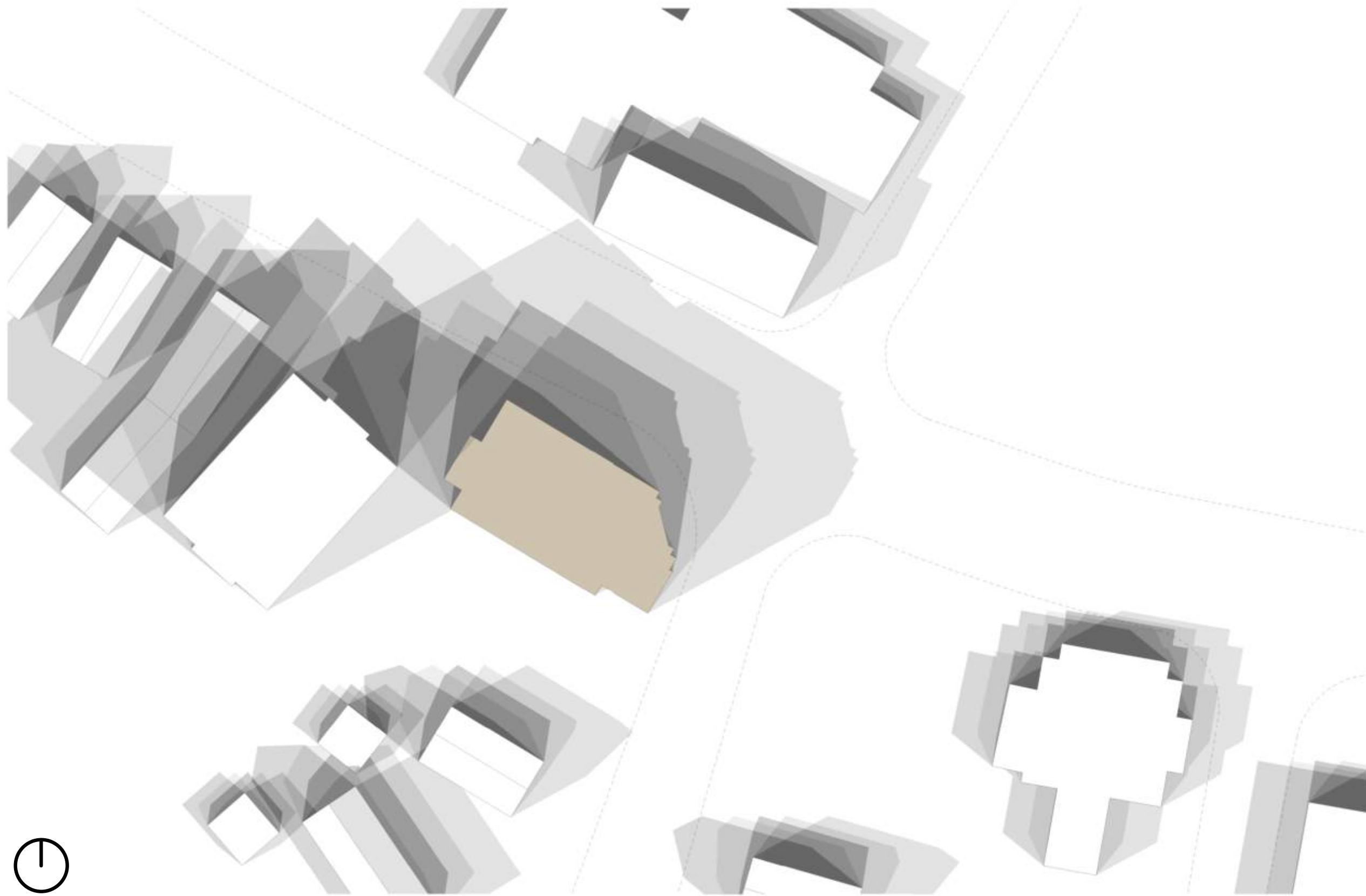
WINTER - 9:00AM TO 3:00PM



SUMMER - 7:30AM TO 4:30PM



SPRING/FALL - 9:00AM TO 3:00PM



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

MARKET
SQUARE

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

NOT FOR
CONSTRUCTION

Title: SOLAR STUDIES	Revisions:		Scale:	Date:
	#	Description		
A9.01			PPS/LS	
			ALW	
			Project No.:	20200004
			Date:	07/20/20



Title:
CORNER RENDER

A9.02

Scale:
Drawn By:
Checked By:
Project No.:
Date:

PPS/LS
ALW
20200004
07/20/20

Revisions:		
#	Description	Date

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION

MARKET
SQUARE
ARCHITECTS
104 Congress St., STE 203
Parsippany, NJ 08859
PH: 609.501.0202

Revisions:		
#	Description	Date

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: LOCKELAND RENDER	A9.03
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TOWN CLERK'S OFFICE
ARLINGTON, MA 01901

2020 JUL 27 PM 1:17



RECEIVED

ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3625

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 882-892 Massachusetts Ave., LLC
Property Address: 882-892 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: May 18, 2020, continued public hearings on July 6, 2020 and on July 20, 2020
Date of Decision: July 20, 2020

20 Day Appeal Period Ends: August 17, 2020

**Members
Approved**

David M. Wat
Rachel Zimber
[Signature]

Opposed

Eugene B. Benson

Town Clerk's Certification

Date



TOWN CLERK'S OFFICE
ARLINGTON, MA 02476

2020 JUL 27 PM 1:18

Town of Arlington, Massachusetts
Redevelopment Board

RECEIVED

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3625
882-892 Massachusetts Avenue, Arlington, MA 02476
882-892 Massachusetts Ave., LLC

July 20, 2020

This Decision applies to the application by 882-892 Massachusetts Ave., LLC to demolish an existing one-story brick building and construct a mixed-use building at 882-892 Massachusetts Avenue located in the B2 Neighborhood Business District. The site is comprised of two adjoining lots: 882-888 Massachusetts Avenue and 890-892 Massachusetts Avenue. The Board reviewed and approved an Environmental Design Review Special Permit under Section 3.4. The building will include one (1) commercial space and twenty-one (21) one-bedroom residential units. Three (3) units of the 21 total units will be permanently deed-restricted as affordable per Section 8.2 of the Zoning Bylaw. A public hearing was held on May 18, 2020 and continued to July 6, 2020 and to July 20, 2020, when the public hearing was closed.

Materials reviewed for this Decision:

- EDR Public Hearing Memo 882-892 Massachusetts Avenue from Jennifer Raitt, Director of Planning and Community Development, dated May 4, 2020;
- Application for EDR Special Permit dated April 13, 2020 and updated July 15, 2020;
- Amended building and site plans dated May 7, 2020;
- Amended building and site materials dated July 15, 2020
- Supplemental information including correspondence from Kristen Welch, Greater Metropolitan Real Estate, LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise checklist by Market Square Architects, LLC, Stormwater Management Plan, including Drainage Summary and Site Development Plan Set dated April 10, 2020 from Allen & Major Associates, Inc.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B2 Neighborhood Business District. The Zoning Bylaw, in Section 5.5.1 B, indicates that the district is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic; and mixed-use buildings. Mixed-use is a combination of two or more distinct land

uses, such as those proposed by this applicant, and the definition encourages such uses to be located in a single, multi-story structure, such as that in the new building at 882-892 Massachusetts Avenue.

2020 JUL 27 PM 1:18

2. The requested use is essential and desirable. The second key finding in the Master Plan notes that *"Massachusetts Avenue has the capacity for growth. It can support mixed-use development commensurate with its function as Arlington's primary commercial corridor. Massachusetts Avenue is accessible to neighborhoods throughout the town; it has frequent bus service, bicycle routes, and good walkability. Increased density through greater building heights and massing would benefit the corridor from an urban design perspective and benefit the town from a fiscal perspective."*(p.8)

This proposal will bring twenty-one (21) new 1-bedroom residential units, of which three will be affordable to households earning at or below 70% of the area median income, and 1,750 square feet of commercial space. The Town has clearly established affordable housing priorities described in its Housing Production Plan (adopted by the Select Board and Redevelopment Board and approved by the Massachusetts Department of Housing and Community Development in 2016). There continues to be a need to create new housing opportunities, including market-rate and affordable homes, in the community; this development helps address that demand.

Additionally, the commercial space could be convenient for the surrounding neighborhood which includes abutting residential, commercial, and institutional uses in the following districts: B4, R6, B2A, and R2. Furthermore, there is a supermarket approximately 150 feet from the property and additional neighborhood businesses, amenities, and institutions in the immediate vicinity, including banks, restaurants, a pharmacy, gift shop, exercise studio, pre-school, and Arlington High School. A bus stop with shelter serving multiple routes is on Massachusetts Avenue directly in front of the building.

3. The development will include 23 surface parking spaces for cars, including one ADA accessible van parking space and forty (44) short- and long-term parking spaces for bicycles, 34 indoor spaces and 10 outdoor spaces. The sidewalk will be reconstructed immediately adjacent to the building, including resetting of all granite curbing around the perimeter of the property on Lockland Avenue and Massachusetts Avenue.
4. The development will meet stormwater design standards, including the addition of landscaped areas to the site, a reduction of impervious area, and new catch basin and sump for treatment and reduction of runoff rates. The development will improve, not overload, public utilities.
5. The development will need to meet special regulations of the Affordable Housing bylaw, including making three units that are representative of the mix of units in the building available to eligible households making up to 70% of the area median income. The three units will be equitably dispersed throughout the proposed building.

6. The use does not impair the integrity or character of the neighborhood. The mixed-use building is in keeping with adjacent land uses, particularly along Massachusetts Avenue. New residential units will not impair the integrity or character of the district or the four adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

The existing site condition is primarily impervious. Approximately 2,100 square feet of the site will include landscaped areas with vegetation, including a combination of arborvitae, shrubs, and perennial plantings along the property edges. The new landscaping will improve the condition of the property and provide buffers along Lockland Avenue and along the adjacent building at 898 Massachusetts Avenue. A landscaped buffer is located along the eastern edge of the property.

B. EDR-2 Relation of the Building to the Environment

The development is located in the B2 Neighborhood Business District which only includes the existing building on this site and the adjacent parking lot. Heights in the vicinity range from single-story to five-story. The B2A District, across the street, includes a three-story mixed-use building on the site of a former garage. Greater height in certain locations can be beneficial. There is a modest set back from the sidewalk which is similar to the existing building setback against the sidewalk edge. The façade treatment will relate to the building's prominent location and a more active street level use with larger storefront windows will improve the overall relationship of the building to the environment.

C. EDR-3 Open Space

The development will add areas of landscaping to an existing impervious site, including approximately 2,100 square feet of landscaping.

D. EDR-4 Circulation

The development includes 23 spaces for vehicles located at-grade at the rear of the property in an existing parking lot, including one HC vehicle van parking space, indoor and outdoor bicycle parking. The development will improve adjacent infrastructure, including sidewalks, curb cuts, and curb treatments.

E. EDR-5 Surface Water Drainage

The application materials, drainage summary letter, and site development plan show reconstruction of the existing parking lot and an improved stormwater management system. A new catch basin with a sump and hood at the outlet pipe will be installed to provide treatment. This is an improvement over the existing conditions. The proposed design complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer.

TOWN CLERK'S OFFICE
ARLINGTON, MA 02461

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F. EDR-6 Utilities Service

All new utility connections will be underground.

G. EDR-7 Advertising Features

A sign band is included on the building façade and other exterior features.

H. EDR-8 Special Features

All structures are appropriately set back and include appropriate screening of additional structures on the building and in the parking lot.

I. EDR-9 Safety

The development meets all relevant health and safety codes.

J. EDR-10 Heritage

The proposal will include demolition of the existing one-story brick building in order to build a new four-story building. Neither the existing structure nor adjacent structures have been deemed as being historic, traditional, or significant uses, structures, or architectural elements. The proposed massing and preliminary design for the proposed building are compatible with other uses in the immediate neighborhood.

K. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

L. EDR-12 Sustainable Building and Site Design

The proposed building will be LEED certified.

The project must adhere to the following general conditions:

1. The final design, façade materials, landscaping, fencing, lighting, and sign plans and relevant specifications shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

- TOWN CLERK'S OFFICE
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4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
 6. The owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the school. The owner shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer to the Department of Planning and Community Development.
 7. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
 8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
 9. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. The owner shall work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units shall be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance as approved by the Department of Planning and Community Development.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the three affordable units.
4. No condominium conversion of said affordable rental units shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department of Planning and Community Development to ensure that the units continue to meet the requirements of Section 8.2.
5. The owner shall make provisions for a restaurant tenant in the commercial space, including location for a grease trap and a chase for black iron venting to the roof.

TOWN CLERK'S OFFICE
TALBOTT, MA 02773
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6. The owner shall file an application for all building and property signage for review and approval by this Board.
7. The owner shall install at least one (1) Electric Vehicle charging station in the parking lot.
8. The owner shall install amenities for building residents, including outdoor seating, an outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space. The owner shall landscape the smaller areas of the plan labeled not sufficiently sized for usable open space.
9. The owner shall submit a Transportation Demand Management (TDM) plan for review and approval by the Department of Planning and Community Development.
10. The owner shall submit an updated façade design plan, particularly for the corner entrance to the residences, including building color schemes, for review and approval by the Department of Planning and Community Development.



FOR LEASE
2 BEDROOM
UNITS
CALL 604-271-1111
OR VISIT
WWW.882VANCOUVER.COM

882



TOWN OF ARLINGTON.

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

December 19, 2023

John Murphy
Summit Real Estate Strategies LLC

RE: Mitigation Requirements at 882-892 Massachusetts Avenue

Dear Mr. Murphy:

Pursuant to a discussion at last night's Arlington Redevelopment Board meeting, the Board addressed several concerns related to multiple deviations from the approved plans for the development at 882-892 Mass. Ave. As such, the ARB requests a mitigation plan be presented by the developer, or designated representative, at the ARB's next meeting on January 8, 2024.

This mitigation plan must address the following items:

1. All white trim boards are to be repainted to match the color of the building as per approved renderings;
2. Exterior dryer vents and kitchen exhaust vents along Mass Ave. to be removed/relocated so as not to be visible from the Mass. Ave. per approved renderings;
3. Storefront/entry way was approved with a bronzed color scheme, not adonized aluminum;
4. Affordable Housing units are required to be a minimum of 700sq.ft. and be equitably dispersed throughout the building;
5. A proposal for the sign band of the building to be reviewed by the ARB prior to installation;

For the meeting on January 8, the ARB requests the developer come prepared with:

- a written commitment to address these issues;
- a rendering of all proposed remediations;
- a time schedule for the completion of work to be completed; and
- a clear explanation as to why the affordable housing units were not constructed at 700 sq.ft and not equitably dispersed throughout the building as stipulated in the ARB's final decision.

Any changes to the approved plans are to require written approval of the ARB. This includes any changes to the affordable housing unit sizes and location in the building regardless of any communications with the Executive Office of Housing and Livable Communities (EOHLC). Please refer to the attached decision of the Board for Environmental Design Review Docket #3625. If you have any questions, please reach out to me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Ricker', with a large, sweeping loop at the end.

Claire V. Ricker, AICP
Director of Planning and Community Development



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

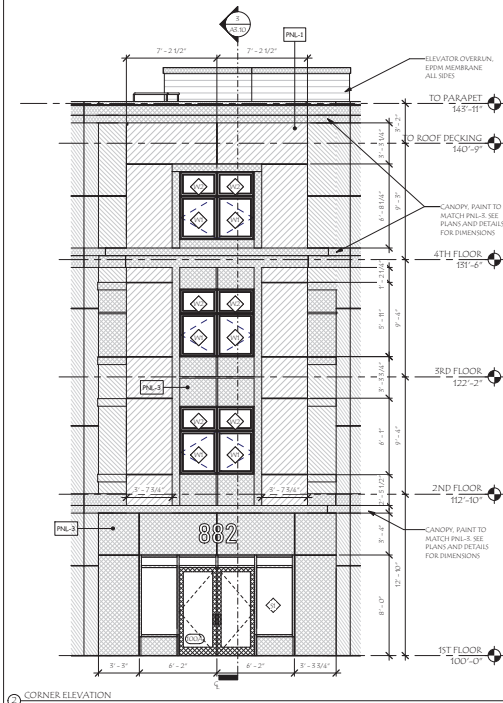
MEMORANDUM

To: Redevelopment Board
From: Claire V. Ricker, AICP, Director of Planning and Community Development
Date: January 4, 2024
RE: 882-892 Massachusetts Avenue

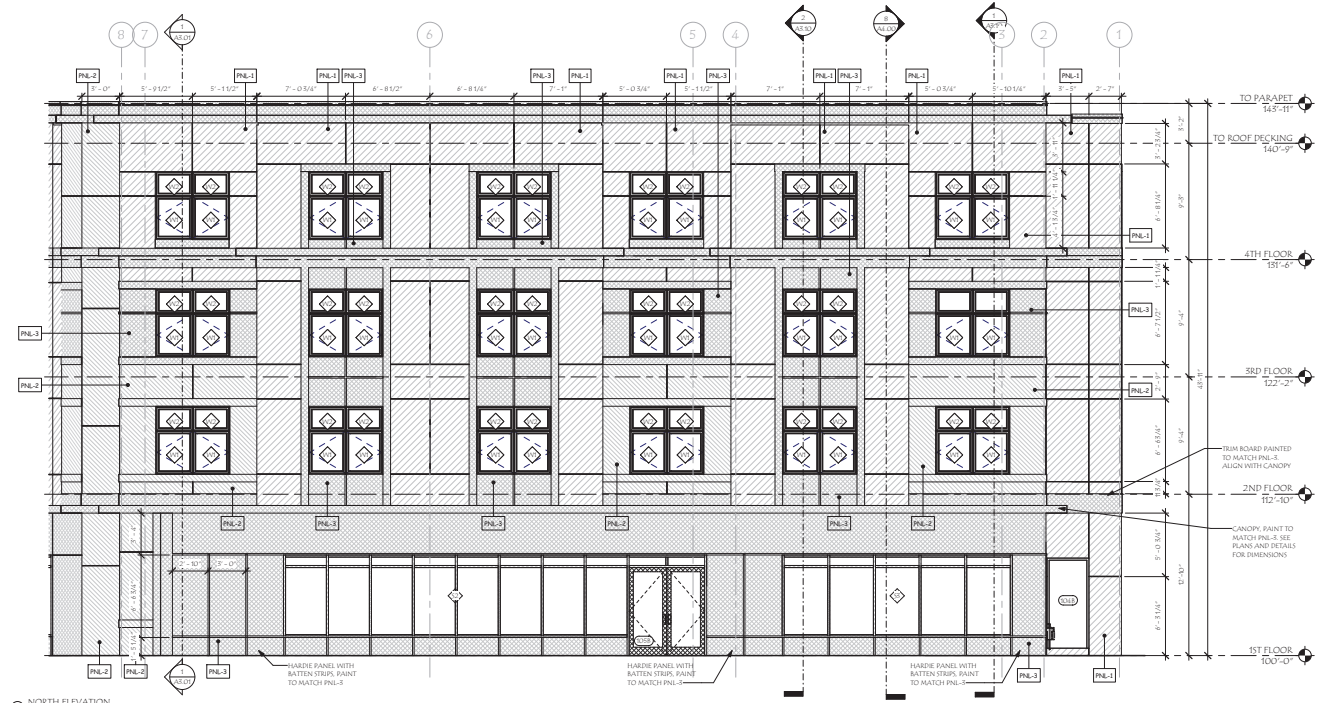
At the request of the ARB, the applicant of 882 Mass Ave. has responded regarding concerns over the location of the exterior vent penetrations that are visible along the North elevation (Mass. Avenue side) of the building. At the time of the Environmental Design Review, the vent penetrations had not yet been established and therefore, were not shown on the renderings approved by the Board.

Once the applicant applied for building permits, the full construction plans identified the location of the vents and noted that all vent termination and associated blocking were to be painted to match the adjacent siding. These plans were subsequently reviewed and signed off by the Director of Inspectional Services.

A copy of the North elevation plan (page A2.00) and Exterior Details plan (page A5.02) that were approved by ISD are provided for your reference.



CORNER ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

KEY	TYPE	PRODUCT SPECIFICATION INFO	WALL CONSTRUCTION
PNL-1	CEMENTITIOUS PANEL	MANUFACTURER: JAMES HARDIE STYLE: HARDE REVEAL PANEL COLOR: TRS SIZE: 6845	WALLTYPE - XWB-A, XWB-B -PT WOOD STRAPPING - REVEAL PANEL w/HIDDEN RECESSED TRIM
PNL-2	CEMENTITIOUS PANEL	MANUFACTURER: JAMES HARDIE STYLE: HARDE REVEAL PANEL COLOR: TRS SIZE: 6845	WALLTYPE - XWB-A, XWB-B -PT WOOD STRAPPING - REVEAL PANEL w/HIDDEN RECESSED TRIM
PNL-3	CEMENTITIOUS PANEL	MANUFACTURER: JAMES HARDIE STYLE: HARDE REVEAL PANEL COLOR: TRS SIZE: 6845	WALLTYPE - XWB-A, XWB-B -PT WOOD STRAPPING - REVEAL PANEL w/HIDDEN RECESSED TRIM
FCT-8	FSI FIBER CEMENT TRIM	MANUFACTURER: PER SPECIFICATIONS STYLE: FIBER CEMENT TRIM COLOR: TO MATCH ADJ PANEL, SEE ELEV SIZE: 180	

NOTES
1. ALL VENT TERMINATION AND ASSOCIATED BLOCKING TO BE PAINTED TO MATCH ADJACENT BEING.
2. SEE WALL SECTIONS FOR BANDING.

MARKET SQUARE ARCHITECTS

93A Congress Street
 Suite 205
 Portsmouth, NH 03801
 MarketSquareArchitects.com

ARLINGTON MIXED USE

882-892 MASSACHUSETTS AVE
ARLINGTON, MA

Scale

Drawn by

Checked by

Project No.

Date

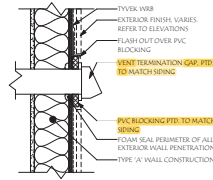
1/8" = 1'-0"

11/25/20

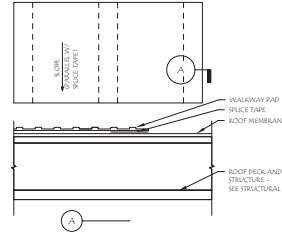
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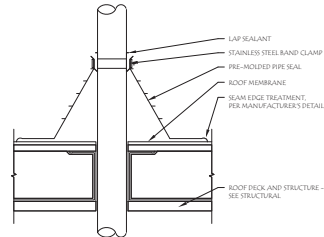
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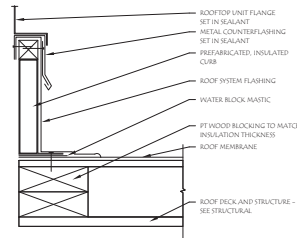
3 THRU WALL VENT DETAIL
1/2" = 1'-0"



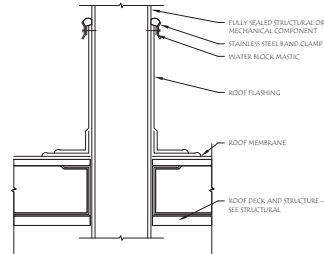
6 ROOF - WALKWAY PADS
1/2" = 1'-0"



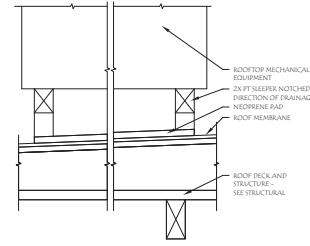
7 ROOF - PIPE PENETRATION DETAIL
1/2" = 1'-0"



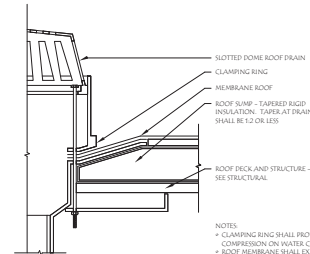
8 ROOF - MECHANICAL CURB DETAIL
1/2" = 1'-0"



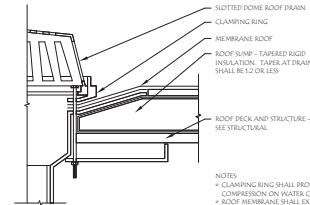
9 ROOF - LARGE PIPE/DUCT PENETRATION
1/2" = 1'-0"



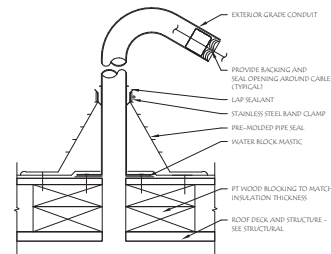
1 ROOF - EQUIPMENT SUPPORT
1/2" = 1'-0"



5 ROOF - SECONDARY DRAIN DETAIL
1/2" = 1'-0"



2 ROOF - DRAIN DETAIL
1/2" = 1'-0"



4 ROOF - CABLE PENETRATIONS
1/2" = 1'-0"

Title	Revisions			
	#	Description	Date	
EXTERIOR DETAILS	As indicated	PPS/LAS	ALLN	20200004
	Drawn by			
	Checked by			
	Project No.:			
A5.02				11/25/20
				11/25/20



**Town of Arlington
Office of the Town Manager**

**James Feeney
Town Manager**

**730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3010
Website: www.arlingtonma.gov**

To: Arlington Redevelopment Board

Cc: Claire Ricker, Director of Planning & Community Development
Mike Ciampa, Director of Inspectional Services

From: James Feeney, Town Manager

Date: January 4, 2024

Re: **882-892 Mass Ave. – Affordable Housing Units**

Members of the Board may recall correspondence from a former resident, Mr. Don Seltzer, pertaining to this property this past summer; specifically, the resident raised concerns about the advertised rents for the affordable units, as well as the size and location of these units in the building. In addition to email correspondence sent to the Redevelopment Board, the Select Board, the then Town Manager and other staff, and Your Arlington, there was also a public records request seeking all related documentation.

At the time, in my capacity as the Records Access Officer, I compiled various records and past email correspondence. In my review of same, it became clear the Mr. Seltzer was indeed correct regarding the advertised rents. As you are likely aware, our Zoning Bylaw defines affordable rental unit eligibility at 70% of Area Median Income (AMI) but calculates rent such that it cannot exceed 30% of income of a household at 60% AMI. This provides for deeper affordability than is customary in other communities, but at the same time presented confusion for

the housing agency operating the lottery. Had this not been corrected, tenants would have been overcharged approximately \$3,300/year. With this information, on behalf of the Town, I made contact with MCO Housing Services, the agency contracted to secure the affordable units, to postpone the scheduled lottery being conducted in accordance with the required marketing plan. Subsequently, the rents and utility allotments were recalculated to lesser amounts in accordance with the Town's Zoning Bylaw. Despite HUD having released new annual figures, the Town sought to maintain the prior year as the basis of calculation to further benefit the future residents.

Following this correction, yet another issue was identified in the advertising materials pertaining to the lottery for the affordable units – namely that they were listed at 700 square feet; however, none of the 21 units in the building were in fact 700 square feet, which happens to be the minimum size of a new construction 1-bedroom unit per Executive Office of Housing and Livable Communities (EOHLC) guidelines for low- and moderate-income housing. To be clear, it does not appear the units were proposed or permitted to be larger than 700 square feet. Nevertheless, the Town had already previously applied to the EOHLC Local Initiative Program to incorporate these units as Local Action Units for incorporation into the Town's Subsidized Housing Inventory (SHI). At this point, the advertising materials were again revised and all lottery entrants were notified of the unit size discrepancy; to my knowledge, there were no withdrawals. Eventually, after much delay, the lottery proceeded. Administratively, in order to ultimately bring these constructed housing units to market and incorporate them into the Town's SHI, as required by the Special Permit and Zoning Bylaw, EOHLC agreed to issue a waiver pertaining to the unit sizes.

At the same time, the Town sought to have the affordable housing units designated as floating units in perpetuity via codification in the Regulatory Agreement, as opposed to fixed location units as proposed. Fixed location units can and do periodically come off the SHI, essentially becoming 'ghost units', when an occupant 'incomes-out' per eligibility criteria but remains in their unit. Now, if the same were to happen, the next available unit in the building (since they are all 1BR) replaces the prior affordable unit. In essence, this guarantees interchangeability between affordable and market rate units as they float from time to time, and results in their being permanently accounted for on the SHI.

With regard to unit sizes throughout the building, the affordable units will be initially located in rooms 101, 201 & 301, which are all on different floors. They are approximately 507

square feet in size and located on the south side of the central corridor on floors 1, 2 & 3. Throughout the building, there are 21 dwelling units with the following size distribution:

6 Units	495 Square Feet
2 Units	500 Square Feet
7 Units	507 Square Feet
3 Units	604 Square Feet
3 Units	632 Square Feet

It was determined in consultation with the Director of Inspectional Services and Town Counsel that the Zoning Bylaw requirement for comparable unit sizing was met, given that the chosen units were not the smallest units in the building (which is generally not an acceptable practice) and they were at least 80% of the floor area of the larger units. Put another way, the Town would not be in a position to enforce requiring one of the larger units be designated as affordable initially given that the listed criterion did not call for equal, or even substantially similar, just comparability – which can be variable with respect to real estate.

Other unit characteristics were also analyzed for compliance and enforceability. With only three affordable units, but four floors in the building with residential units, there necessarily had to be a floor without an affordable unit. And the Zoning Bylaw and state guidance are silent on choosing or favoring particular floors. All units in the building were found to have the same number of rooms and were designed with the same size bedroom. Similarly, the installed appliances, fixtures, and finishes were consistent throughout all market and affordable units. Further, being a single building development with only one relatively short central corridor, specific unit location (front, rear, east, west etc.) is inconsequential with respect to access to amenities or other building features. For your information, I have enclosed correspondence regarding this matter sent previously to Mr. Seltzer and Your Arlington, amongst others, when this matter was resolved.

Re: Non-compliance of 882 Mass Ave

Jim Feeney <jfeeney@town.arlington.ma.us>

Fri 8/25/2023 3:58 PM

To: Don Seltzer <timoneer@gmail.com>; Douglas Heim <dheim@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>

Cc:Bob Sprague <sprague.bob@gmail.com>

Bcc:Joan Roman <jroman@town.arlington.ma.us>;Claire Ricker <cricker@town.arlington.ma.us>

Good afternoon Don,

Thank you for your continued attention to this matter.

It is as if your initial public record request sent me into a proverbial 'rabbit hole'.

While investigating the square footages of the units in the building, it became clear the units did not meet EOHLC (formerly DHCD) guidelines for new construction. The guidelines call for 700SF for 1BR units. In conferring with EOHLC, it was determined they would need to issue a waiver of sorts in order to ultimately get these Local Action Units onto the SHI, which is still in process. Beyond that, this ongoing process also provided the opportunity to seek a change to the Regulatory Agreement governing the affordable units in the property.

The initial regulatory agreement fixed/designated the 3 units in question; however, the new provision will un-designate the units allowing them to float from time to time. This not only guarantees interchangeability between the market rate and affordable units in perpetuity, but also ensures the units are permanently accounted for on the SHI. When units are fixed, they can and do periodically fall off the inventory when existing tenants income-out per the eligibility criteria, yet remain in their units. Now, when this happens the next available unit immediately replaces the prior affordable unit. This will work well in this development because every unit is a 1BR unit.

I also took this opportunity to view every unit in this particular development in the company of the owners. I was pleased that all of the units received the same materials, finishes, fixtures and appliances - including in-unit laundry. The units are functionally equivalent, have the same access to accommodations and facilities, and are of equal quality and character.

In regards to the provisions of the Special Permit and ZBL you note, I analyzed each individual element carefully, learning a lot in the process, and would be happy to have a call to review the finer points with you. With that being said, I did not reach the same finding of contradiction(s) that you did. What I will note here in regard to 'stacking', which in this instance includes a market-rate unit in the stack, is not necessarily fatal as you infer (and perhaps as Kelly initially thought) in the same way that 'clustering' of affordable units is. In a building of a different shape or form (such as a stack being located in separate Ell around a corner), this could lead to a different conclusion on this score. But here in a smaller single corridor construction, there is no meaningful difference in location between the front and rear of the building. All that changes is the view from inside the unit, which is not contemplated by DHCD or our ZBL. Only the external appearance, or view from the outside, is to be considered - and the building has a largely consistent facade. This is likely because view is a matter of preference and a function of location.

I want to thank you again for your diligence on this matter, and for bringing these issues to my attention. While it may have taken a bit of time and attention, I am glad they are being brought to resolution.

Jim

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James Feeney
Town Manager
Town of Arlington
730 Massachusetts Ave.
Arlington, MA 02476
(781) 316-3010

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Don Seltzer <timoneer@gmail.com>
Sent: Wednesday, August 23, 2023 9:11 AM
To: Douglas Heim <dheim@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>
Cc: Jim Feeney <jfeeney@town.arlington.ma.us>; Bob Sprague <sprague.bob@gmail.com>
Subject: Re: Non-compliance of 882 Mass Ave

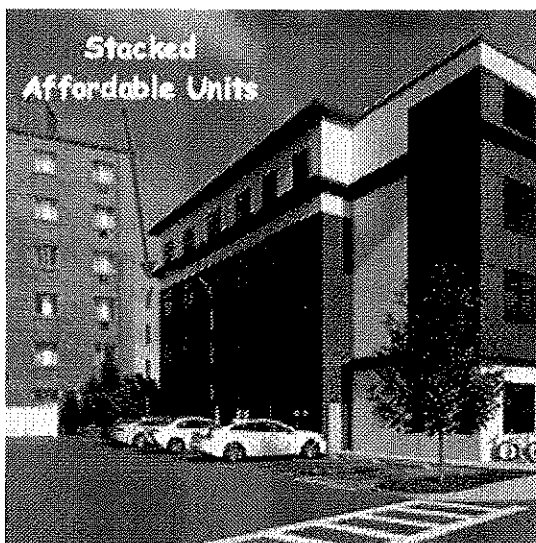
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gentlemen,

Tomorrow is the deadline for applications for the three affordable units at 882 Mass Ave. MCO Housing continues to list the same three smaller 'stacked' units in the rear (see attached figure), in contradiction to the conditions of the Special Permit, Arlington's zoning bylaw, and DHCD requirements for inclusion on the SHI.

Has any progress been made in redistributing the affordable units to include larger apartments and those facing the front of the building?

Don Seltzer



On Sat, Jul 29, 2023 at 3:42 PM Don Seltzer <timoneer@gmail.com> wrote:

To: Town Counsel

Doug,

With the apartment building at 882 Mass Ave approaching completion, I would like to call your attention to an issue that should be promptly addressed.

As required by the Special Permit,

The project must adhere to the following special conditions:

1. The owner shall work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units shall be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance as approved by the Department of Planning and Community Development.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the three affordable units.

<https://www.arlingtonma.gov/home/showpublisheddocument/52351/637314544263930000>

The three designated affordable units have not been equitably dispersed. They are stacked on the 1-3 floors in the rear of the building. None are on the top floor. None are in the front of the building. None are included among the larger apartments.

This lack of compliance was noted by Kelly Lynema in the Planning Department last year. According to MCO Housing, the owner refused to change any of the designated apartments. This is contrary to the Special Permit conditions listed above, Arlington's corresponding bylaw, and the Commonwealth's requirements for inclusion on the Subsidized Housing Inventory.

The non-equitable distribution failure is further compounded by inaccurate advertising by MCO Housing for these units. They are falsely claiming that the three apartments in the upcoming lottery are all approximately 700 sf. In actual fact, the three units being offered are only about 500 sf. None of them are among the larger 700 sf units in the building.

With units already being advertised for rental, there is some urgency to seeing the situation corrected.

Sincerely,

Don Seltzer

Affordable units at 882 Mass Ave

Don Seltzer <timoneer@gmail.com>

Wed 7/19/2023 1:44 PM

To: Jim Feeney <jfeeney@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jim,

Another point about the affordable units for 882 Mass Ave.

The designated affordable units are restricted to the smallest in the building, all located in the rear. Sect 8.2.3 of the ZBL,

Affordable units shall be dispersed throughout the development and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance.

Nearly one third of the apartments are significantly larger than 700 sf, and a fair distribution would call for one of the Affordable units being among these larger units.

This is also in conflict with State regulations determining SHI eligibility which use much the same language.

Don

On Tue, Jul 18, 2023 at 4:04 PM Jim Feeney <jfeeney@town.arlington.ma.us> wrote:

Hi Don-

Sorry for the delay, I am still working through my email backlog after some time out of the office.

I started pulling emails from the archiver -- and I believe you are correct. The rent worksheet noted 70%, although it appears Kelly L. did provide accurate guidance last year regarding the 60% threshold.

Fortunately, the rents haven't been charged/paid and the lottery eligibility is not impacted insofar as I can tell. I am going to reach out to MCO now to see what can be done to rectify at this point, and I will work on getting things packaged up for you tomorrow.

Thanks for raising this point.

-Jim

From: Don Seltzer <timoneer@gmail.com>

Sent: Wednesday, July 12, 2023 11:41 AM

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To: Jim Feeney <jfeeney@town.arlington.ma.us>

Subject: Fwd: Thank you for your Public Records Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jim,

I believe that a response is due today.

My concern is that a serious error has been made in calculating the affordable rents of these units at 882 Mass Ave, resulting in the overcharge of thousands of dollars per year to the low income households, an unacceptable mistake. I have looked very carefully at the numbers, Arlington's zoning bylaw, and HUD guidelines and I am strongly convinced that the instructions provided to MCO Housing Services were incorrect.

It is my understanding that the Town is about to pay a consultant to do an economic feasibility study of Arlington's Inclusionary Zoning bylaw in support of the MBTA Communities compliance plan. If the same erroneous instructions are supplied for this study, the analysis will be invalid and the effort a waste of funds.

Sincerely,

Don Seltzer

----- Forwarded message -----

From: <do_not_reply@peoplegis.com>

Date: Tue, Jun 27, 2023 at 9:59 AM

Subject: Thank you for your Public Records Request

To: <donseltzer@alum.mit.edu>

The following public records request was submitted to the Town of Arlington on June 27, 2023.

Requester Name: Don Seltzer

Records Sought: All communication to and from Planning Dept regarding the affordable apartments at 882 Mass Ave, including directions given to MCO Housing Services for conducting a lottery, correspondence with the public on the matter, and within Town departments, Boards, and Committees.

Request Type: Municipal Records

Address of Request:

Request Description: All communication to and from Planning Dept regarding the affordable apartments at 882 Mass Ave, including directions given to MCO Housing Services for conducting a lottery, correspondence with the public on the matter, and within Town departments, Boards, and Committees.

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How do you wish to receive or view the records?: Email

The record can be viewed at the following URL:

https://www.mapsonline.net/arlingtonma/forms/template_select.php?id=563075519&jump=be928ffe880435665ecb6d12267a7b28

Re: Overcharge of Affordable Housing at 882 Mass Ave Inbox

Jim Feeney <jfeeney@town.arlington.ma.us>

Thu 7/20/2023 1:50 PM

To: Don Seltzer <timoneer@gmail.com>; Sandy Pooler <spooler@town.arlington.ma.us>

Cc: Claire Ricker <cricker@town.arlington.ma.us>; Eric Helmuth <ehelmuth@town.arlington.ma.us>

Hi Don,

I know we have been in touch on a separate thread and you are aware of this, but for the benefit of Claire, Sandy and Eric, I wanted to confirm that MCO has recalculated the rents based on 60% AMI and notified DHCD of the issue. We are waiting to hear whether or not this will impact the impending lottery.

Thank you for bringing this matter to our attention.

Best,

Jim

James Feeney
Deputy Town Manager
Town of Arlington
730 Massachusetts Ave.
Arlington, MA 02476
(781) 316-3010

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Don Seltzer <timoneer@gmail.com>

Sent: Monday, June 5, 2023 10:58 AM

To: Sandy Pooler <spooler@town.arlington.ma.us>; Jim Feeney <jfeeney@town.arlington.ma.us>

Subject: Overcharge of Affordable Housing at 882 Mass Ave Inbox

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gentlemen,

I wish to call your attention to a serious error that has been made in calculating the rents for the required affordable apartments in the new development at 882 Mass Ave. I have previously communicated this to the Planning Department and to the Select Board, but have not received a satisfactory response justifying the miscalculation.

I first noticed the problem in early May, when a lottery was publicized for the affordable units in the soon to be completed building at 882 Mass Ave. These one bedroom, 700 sf apartments are being offered to qualifying households for \$1727 per month, with no utilities included.

<https://www.arlingtonma.gov/home/showpublisheddocument/65161/638182255564500000>
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Having recently studied affordable housing in Arlington, I immediately recognized that these rents were far out of line with Arlington's Inclusionary bylaw, set to HUD established rates. In particular, the current Brigham Square rents for affordable units, subject to the exact same rules, were about \$200 per month less than 882 Mass Ave rates.

It seems that these rents were calculated on the basis of a household making 70% AMI, rather than the 60% AMI that is specified in Arlington's Inclusionary Zoning bylaw, in Section 2. Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income;
The difference is significant, as the table below shows. These low income families will be charged almost \$300 per month more than our bylaw allows.

	60% AMI	70% AMI
2 Person Household Income	\$67,320	\$78,312
Total Rent with Utilities	\$1,683	\$1,958
Utility Allowance	\$230	\$230
Net Rent to be charged	\$1,453	\$1,728
Overcharge		\$275

I have brought this to the attention of Maureen O'Hagan at MCO Housing Services, who is handling the lottery of these units. She confirmed that the rents were calculated from 70% AMI, modified by a \$230 per month utility allowance. Her response is simply that the 'City' approved these rents, and that is how they intend to proceed.

I also brought to Ms O'Hagan's attention that the three units designated as Affordable are restricted to the smallest in the building, all located in the rear. Sect 8.2.3 of the ZBL, *Affordable units shall be dispersed throughout the development and shall be comparable to market-rate units in terms of location, quality and character; room size, number of rooms, number of bedrooms and external appearance.*

Nearly one third of the apartments are significantly larger than 700 sf, and a fair distribution would call for one of the Affordable units being among these larger units.

When I presented this to Ms O'Hagan, her response was again to refer me to the 'City', since the 'City' had approved this distribution.

The only response that I have received from Planning is a reference to the zoning bylaw. A member of the Select Board acknowledged my email, and thanked me for 'your keen attention to this matter'.

It is not clear to me just who in our Town government is responsible for overseeing affordable housing, but I am sure that everyone in Town government has an interest in seeing that low income households are fairly treated and not overcharged.

The deadline for applying for these units is rapidly approaching. The need for urgency in resolving this matter has prompted me to elevate this problem to your attention.

Sincerely,

Don Seltzer

*For consistency, all dollar amounts are based upon 2022 HUD published rates, which were still in effect last month. The 2023 figures were released very late this year (May 15) and it is not clear when rents will be adjusted to these new figures.



Town of Arlington, Massachusetts

Redevelopment Board Warrant Articles

Summary:

8:45 pm The Board will review the warrant articles they wish to present to Annual Town Meeting.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Open_Space_Rezoning_information.pdf	Open Space Rezoning information

Marisa Lau

From: David Morgan
Sent: Wednesday, December 20, 2023 11:47 AM
To: Claire Ricker; Marisa Lau
Subject: Open Space Rezoning
Attachments: ArlingtonMA_ParksOpenSpace_11x17.pdf; Rezoning.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Claire and Marisa,
Here are materials that the ARB requested at Monday's hearing. The other map they requested was included in my [memo](#) and can be found online here: <https://arcg.is/1HHr4T>

The spreadsheet has a second tab of just Town-owned properties that can be further refined if the board wants to move a simplified version forward for spring Town Meeting. They'll likely want to de-scope it further and remove the historic/cultural and cemetery properties. I've been conservative and left out the schools and properties in which the Town has an interest, likes Symmes and Elizabeth Island, though I think they fit the bill. Similarly, the Mugar property, Arlington Orchard, even Mystic River Reservation don't make the refined list because they're not Town owned. I'd advocate for a broader scope; ownership isn't the deciding factor in my view. But, I leave that to you and ARB to decide.

Cheers,
David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | [Please note I will be on leave from mid-January to early March, 2024.](#)
Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

Site	Owner	Zone Abbr.	Purpose
1 Crosby Playground / Tennis Court	Town of Arlington	R1	Recreation
2 Crosby Playground / Tennis Court	Town of Arlington	R1	Recreation
3 Park Circle Water Tower	Town of Arlington Park	R1	Recreation
4 Spy Pond Park	Town of Arlington Park	R2	Recreation
5 Thorndike St Ext Area	Town of Arlington Park	R2	Recreation
6 Parmenter School Playground	Town of Arlington	R1	Recreation
7 Greeley Playground and Stratton School Fields	Town of Arlington Park	R1	Recreation
8 Monument Park	Town of Arlington Park	R1	Historical/Cultural
9 Foot of the Rock	Town of Arlington Park	B2	Historical/Cultural
10 Jefferson Cutter House & Whittemore Park	Town of Arlington	R1	Historical/Cultural
11 Corner of Mass Ave / Drake Rd	Town of Arlington Park	B1	Historical/Cultural
12 Uncle Sam Monument	Town Of Arlington Selectmen	B5	Historical/Cultural
13 Winfield Robbins Memorial Garden	Town of Arlington	R1	Historical/Cultural
14 Whittemore-Robbins House	Town of Arlington	R1	Historical/Cultural
15 Whittemore-Robbins House	Town of Arlington	R1	Historical/Cultural
16 Winfield Robbins Memorial Garden	Town of Arlington	R1	Historical/Cultural
17 Mill Brook Open Area	Town of Arlington	R1	Conservation
18 Mill Lane Conservation Area	Town of Arlington	R7	Conservation
19 Spring Street	Town of Arlington Conservation Commission	R1	Conservation
20 Concord Turnpike Arlmont	Town of Arlington Conservation Commission	R1	Conservation
21 Concord Turnpike Arlmont	Town of Arlington Conservation Commission	R1	Conservation
22 Woodside Lane Conservation Area	Town of Arlington Conservation Commission	R1	Conservation
23 Mt. Pleasant Cemetery	Town of Arlington	R1	Cemetery
24 Mt. Pleasant Cemetery	Town of Arlington	R1	Cemetery
25 Mt. Pleasant Cemetery	Town of Arlington	R1	Cemetery
26 Mt. Pleasant Cemetery	Town of Arlington	R1	Cemetery
27 Mt. Pleasant Cemetery	Town of Arlington	R1	Cemetery
28 The Old Burying Ground Cemetery	Town of Arlington	R1	Cemetery

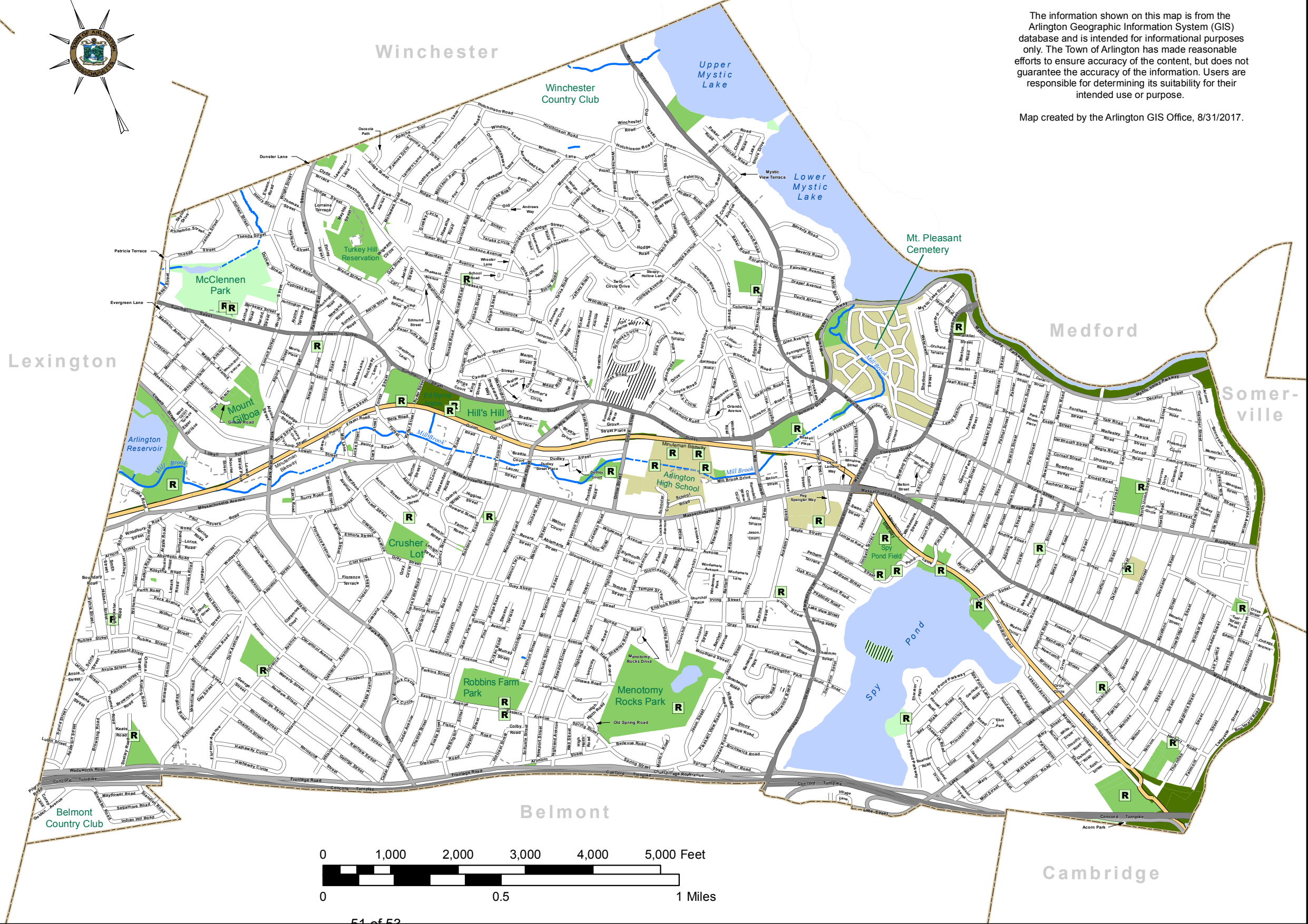
Parks, Open Space, and Recreation Map

of the
Town of Arlington, MA

LEGEND

- Town Owned, Protected
- State Owned, Protected
- Private Owned, Protected
- Town Owned, Unprotected
- Conservation Restriction
- Playground / Recreation Site
- Minuteman Bikeway
- Brook / Stream (surface)
- Brook / Stream (subsurface)
- WaterBody
- Highway
- Major Road
- Public / Private Road
- Private Drive
- Town Boundary

For a more detailed map, visit the Town of Arlington website: www.arlingtonma.gov/maps or poster sized maps are available at Town Hall.



Wetland and waterway boundaries are approximate and are for preliminary planning purposes. The boundaries do not replace field delineations and definitions for MA Wetlands Protection Act and Federal method wetland delineations.

The information shown on this map is from the Arlington Geographic Information System (GIS) database and is intended for informational purposes only. The Town of Arlington has made reasonable efforts to ensure accuracy of the content, but does not guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.

Map created by the Arlington GIS Office, 8/31/2017.





Town of Arlington, Massachusetts

Arlington Heights Business District

Summary:

9:45 pm The Board will discuss the timeline for the zoning overlay plan for the Arlington Heights Business District.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	AHB_timeline_memo_01042024.pdf	AHB timeline memo 01-04-2024



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Redevelopment Board
From: Claire V. Ricker, AICP, Director of Planning and Community Development (DPCD)
Date: January 4, 2024
RE: Arlington Heights Business District – adoption timeline

What follows is a timeline for outreach and promotion of a new “Arlington Heights Business District” (AHB) to comprehensively zone commercial areas in Arlington Heights by consolidating multiple business districts that currently exist “side-by-side.” Consolidation of these districts into a single district will provide greater clarity and efficiency in the permitting process and allow for greater consistency of future development. This is a key recommendation of the 2019 Arlington Heights Neighborhood Action Plan (AHNAP.) Given the age of the plan and its recommendations and with consideration for DPCD staff capacity and work plan, DPCD recommends that the AHB be submitted as a zoning warrant article to the Spring 2025 Town Meeting.

Beginning in January 2024, DPCD will engage in a public outreach process to re-introduce the Arlington Heights Neighborhood Action Plan to neighborhood stakeholders including business owners and residents on the following schedule (dates are approximate):

January 15, 2024 - DPCD Director Arlington Community Media update:

- The update will include an explanation of the outreach process and timeline as well as a review of the recommendations in the AHNAP.

January 18, 2024 - Arlington Heights Business Owners monthly meeting:

- The Director will attend the meeting and give a short presentation to review the recommendations made in the AHNAP and engage in discussion with stakeholders regarding any recommended changes or updates.

May 9, 2024 – Community Meeting:

- Following Town Meeting, DPCD will hold a community meeting on or around May 9 to review plan recommendations and continue discussion regarding any recommended changes or updates.

June – September, 2024 –

- DPCD will continue to update and inform neighborhood stakeholders on the status of this project including contemplation of changes or updates.

September 9, 2024

- DPCD will “report back” to the ARB with updates and outcomes of the community outreach process and begin preparation of the warrant article(s) for adoption at Spring 2025 Town Meeting.

January 2025

- Finalize AHB and any other related warrant article and submit to Town Meeting